

**UPLANDS HOTEL AND PART OF FIELD 1218,
ST. JOHN'S ROAD, ST. HELIER: DEVELOPMENT**

**Lodged au Greffe on 23rd May 1995
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

175

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PROPOSITION

THE STATES are asked to decide whether they are of opinion -

to support the intention of the Planning and Environment Committee to grant permission for the construction of eight two-person and four four-person self-catering units, together with car parking and landscaping, on land at Uplands Hotel and part of Field No. 1218, St. John's Road, St. Helier, as shown on drawing No. 471/1 which is situated within an area designated as Green Zone on the Island Plan.

PLANNING AND ENVIRONMENT COMMITTEE

REPORT**1. Introduction**

This report proposes that an exception should be made to the Green Zone policy to allow the erection of eight two-person and four four-person self-catering units on land forming part of Uplands Hotel and part of Field No. 1218, St. John's Road, St. Helier.

2. Details

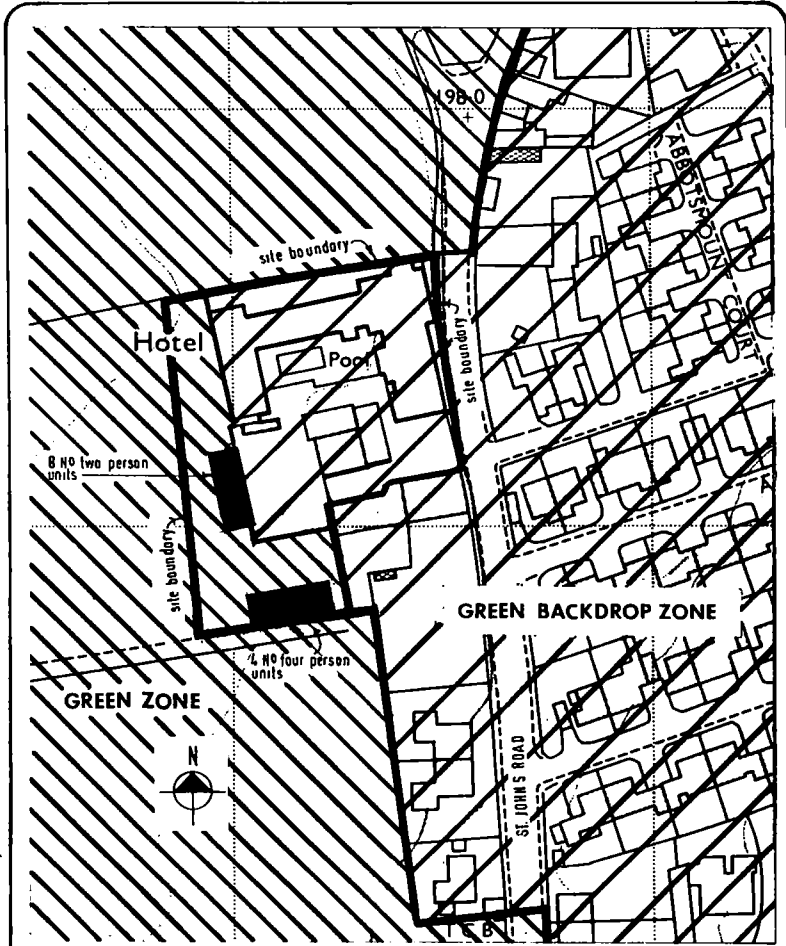
The proposed self-catering units would be located on the western and southern sides of the hotel site, in an area which once formed part of Field No. 1218. The land has, however, formed part of the hotel grounds for some time and is physically separated from the remainder of Field No. 1218 by a fence and hedge.

The self-catering units would be constructed in two blocks, each of two-storeys, with the upper floor accommodation contained within the roof space. The block of eight two-person units would measure 63 feet x 32 feet x 28 feet high, whilst the block of four four-person units would measure 63 feet x 26 feet x 27 feet high. It is proposed to construct the units from rendered blockwork with granite details and artificial slates.

The Uplands Hotel is one of a group of hotels in the Island owned by Morvan Family Hotels Limited, and is accredited with three tourist suns. The additional self-catering accommodation is proposed to ensure the viability of the hotel as it expands with the development of the previously approved indoor leisure complex in the centre of the site.

The proposals are supported strongly by the Tourism Committee, which considers that there is a large unfulfilled demand for high quality self-catering units in the Island. The Agriculture and Fisheries Committee has not raised objection to the proposals as they would not result in a loss of agricultural land.

The Planning and Environment Committee has visited the site and considers that, although located within the Green Zone, the proposed units are within the existing grounds of the hotel. The units are considered to be of a design and appearance which is sensitive to other buildings in the area and are in accordance with the Committee's standards. In view of the minor incursion into the Green Zone and the resulting support for the Island's tourism industry, it is proposed that an exception should be made to the normal Green Zone policy. Planning approval would be granted on the condition that the detailed design and layout of the proposed units are submitted to, and approved by, the Planning and Environment Committee and that adequate landscaping is undertaken.



**UPLANDS HOTEL, St. John's Road, St. Helier,
Proposed Self-Catering Units**

**Org. No 471/1
Date MAY 1995**



**STATES OF JERSEY
Planning & Environment
Committee**